

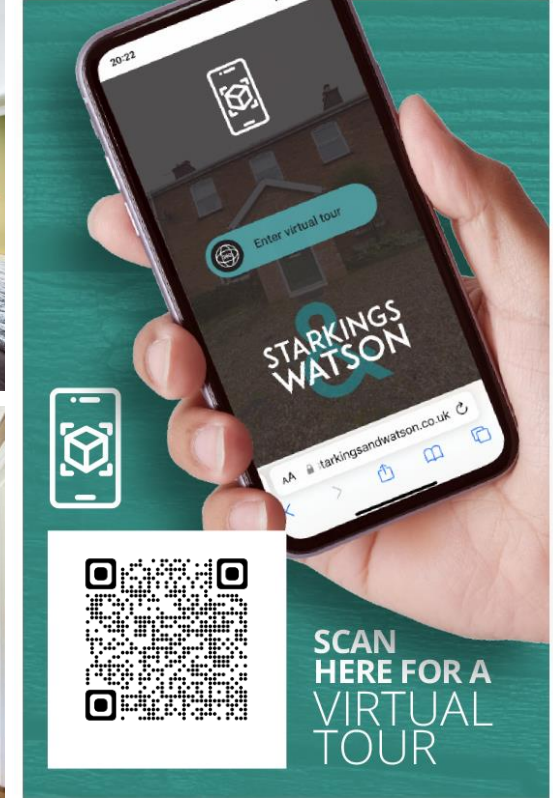
ELLOUGH ROAD

Beccles NR34 7AB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE
PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- Well Regarded Badger Homes Build
- Easy Access for Beccles Town Centre
- Two Reception Rooms
- Modern Family Kitchen
- Four Ample Bedrooms
- Two Bathrooms & Cloakroom
- Private Garden & Three Parking Spaces

IN SUMMARY

Located within the ever popular MARKET TOWN of BECCLES and within an easy walking distance of schools and amenities is this DETACHED FOUR BEDROOM FAMILY HOME, built by BADGER HOMES and presented in good order. Internally you will find a SPACIOUS ENTRANCE HALLWAY with W.C, sitting room and separate DINING ROOM linked by internal double doors, a modern kitchen adjacent to the dining room, FOUR AMPLE BEDROOMS, an EN-SUITE shower room and the family bathroom. Externally the rear gardens are of a good size with a fair degree of privacy, along with plenty of space for all the family to enjoy. In addition there are THREE OFF ROAD PARKING SPACES located to the rear. The property is finished with uPVC DOUBLE GLAZING and gas fired central heating.

SETTING THE SCENE

The property is approached via a front lawned garden and pathway, leading to the partially covered entrance door to the front. Parking can be found to the rear of the house within the parking area where you will find three allocated spaces.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find first floor access, under-stairs storage and the W.C. The sitting room can be found to the right hand side with a window to the front. You will find a herringbone tiled floor with double doors leading into the dining room. The dining room opens onto the rear garden and is located adjacent to the kitchen which opens up the opportunity to remove the internal wall (stp), creating a larger open plan space. The modern kitchen offers a range of cupboard storage with rolled edge work surfaces over and space for all white goods. You will find a built-in cupboard, wall mounted gas fired central heating boiler and integrated electric oven with gas hob over. There is also a side access leading to the rear garden. Heading up to the first floor landing you will find a built-in cupboard. To the rear of the house there are two bedrooms and the well fitted family bathroom which has been upgraded with a free standing sink unit and metro tiling. To the front there is the fourth single room as well as the main double bedroom benefiting from an en-suite shower room with tiled splash backs and heated towel rail.



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THE GREAT OUTDOORS

The private and enclosed rear garden can be found accessed via the doors in the dining room or the side door in the kitchen. The garden is mainly laid to lawn with a large paved patio currently housing a table and chairs, along with a hot tub. Also within the garden you will find a timber built shed and mature tree as well as gated access to the parking area to the rear where you will find three allocated spaces.

OUT & ABOUT

Located in the Town of Beccles, the property enjoys a residential position within walking distance to local amenities. The busy market town offers many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, where there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages close by.

FIND US

Postcode : NR34 7AB

What3Words : ///croutons.giving.barefoot

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

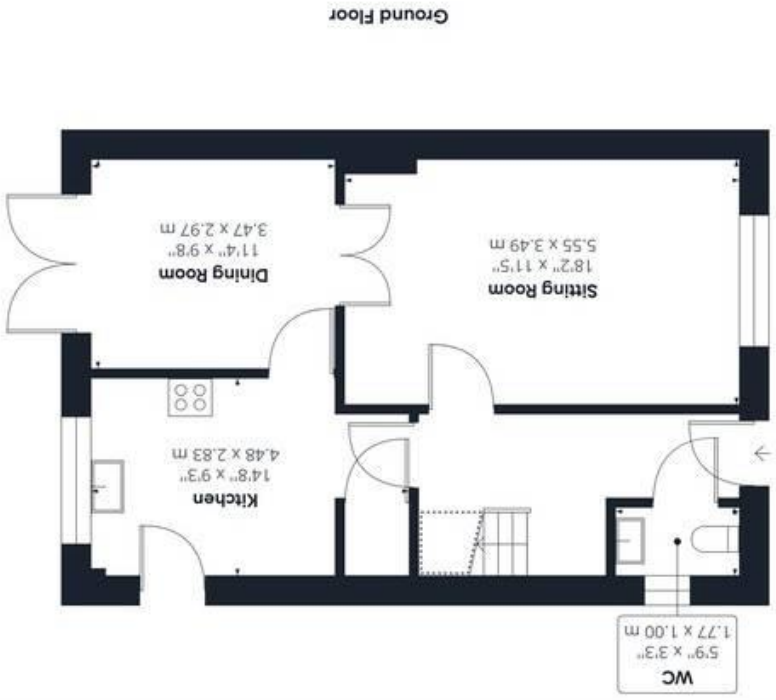
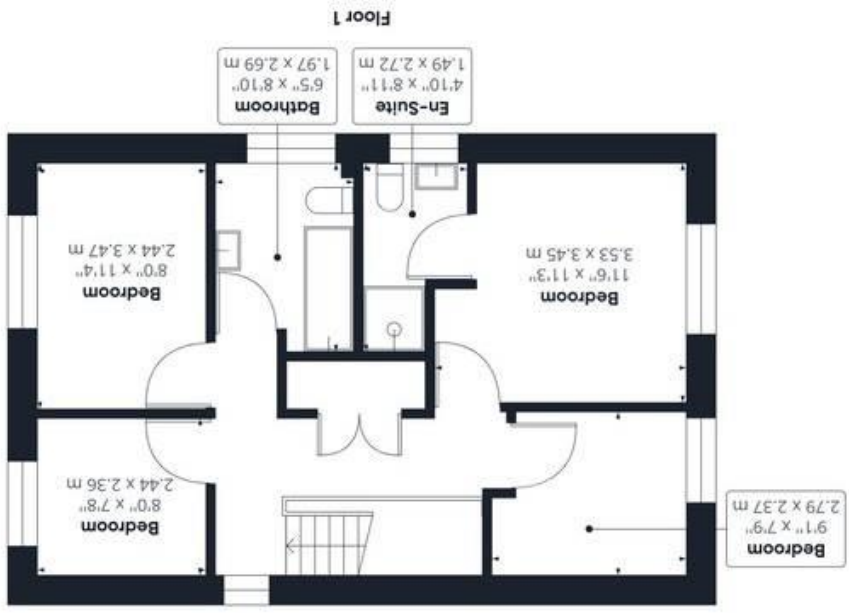
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1104.38 ft²
102.60 m²

Reduced bedroom

12.96 ft²
1.20 m²